

**WILLIAMSBURG
ARCHITECTURAL REVIEW BOARD MINUTES
Tuesday, September 14, 2004**

CALL TO ORDER AND ATTENDANCE

The regular semimonthly Architectural Review Board meeting was held on Tuesday, September 14, 2004, at 6:30 p.m. in the third Floor Conference Room of the Municipal Building.

Chairman Williams called the meeting to order. Present in addition to Mr. Williams were Board members Mr. Durbin, Mr. Walker, Mr. Hertzler and Mr. Watson. Board member Mr. Spence was absent. Also present was Zoning Administrator Murphy and Zoning Officer Beck.

CONSENT AGENDA

ARB#04-092 Reid/506 South Boundary Street – Bathroom addition to single-family dwelling – Approved.

ARB#04-093 Granger/302 Harrison Avenue – Addition to single-family dwelling – Approved.

ARB#04-099 Lone-G Inc/101 Chandler Court – Exterior Changes - Convert sunroom back into screen porch and add brick to foundation of rear porch – Approved.

ARB#04-078 Yankee Candle/2200 Richmond Road – Fence, Retaining Wall and Light Fixtures – Approved.

ARB#04-096 Holly Hills Professional Park/200 Brookwood Drive – Fence – Approved.

ARB

SIGN#04-033 Fairfield Inn & Suites/1402 Richmond Road – Monument & Building Mounted Signs – Approved.

ARB

SIGN#04-040 Holly Hills Professional Park – Monument Sign – Approved.

ARB

SIGN#04-041 Huntington Learning Center/120 Monticello Avenue, Suite 102 – Monument & Building Mounted Signs – Approved.

ARB #04-097 Lipfert/2 Captains Court – New Single-Family Dwelling – Approved.

Mr. Walker motioned to approve the consent agenda as presented.

Recorded vote on the motion:

Aye: Mr. Durbin, Mr. Williams, Mr. Walker, Mr. Hertzler and Mr. Watson.
Nay: None.
Absent: Mr. Spence.
Abstain: None.

ARCHITECTURAL PRESERVATION DISTRICT

ARB#04-098 Cedars B&B/616 Jamestown Road – Color change (gazebo and planter boxes) and fencing

Robert Tubbs presented his request to paint the gazebo roof and planter boxes and to install a six-foot stockade privacy fence in the rear as shown in his application. He noted neighbors were still complaining that the plant material and the two foot berm did not adequately screen his property and St Stephens Church from the neighborhood. He stated he would rather have landscaping to block the view but feels the addition of the fence is the best way to solve the problem and give his guests more privacy. Mr. Tubbs requested the Board also approve an additional eight foot section on the Christian Science property to help screen the neighborhood since the church has given him verbal permission.

A discussion followed concerning the use of a stockade fence in a residential setting with staff noting a board-on-board or a dog ear fence being a more appropriate style of fence in a residential neighborhood. Board members agreed a dog-ear fence was a better choice than a stockade fence. Mr. Hertzler noted a concern with cheaply made fences using very thin planks which warp and become a maintenance issue in the future. He suggested that the applicant construct the fence from a better grade of wood such as cedar. Mr. Tubbs stated he would look into a better grade of wood but was on a limited budget for the fence.

Mr. Williams motioned approval of ARB #04-098 conditioned upon the installation of a dog-ear fence with the addition of one eight-foot section on the Christian Science Church property if staff received an approval letter from the church for its installation.

Recorded vote on the motion:

Aye: Mr. Durbin, Mr. Williams, Mr. Walker, Mr. Hertzler and Mr. Watson.
Nay: None.
Absent: Mr. Spence.
Abstain: None.

CORRIDOR PROTECTION DISTRICT

ARB#04-094 Jamestown Commons Homeowners Association, Inc./101,103 & 105 Lake Powell Road – Siding Replacement (three buildings from wood to vinyl)

**ARB#04-095 Peppertree Condominiums Owners Association/1203A-J
Jamestown Road – Siding Replacement (ten buildings from
wood to vinyl)**

Kimber Smith and Mike Putt representing both Homeowners Associations presented their proposal to install vinyl siding over the existing wood siding for Jamestown Commons and Peppertree Condominiums. Mr. Smith stated both condominiums were constructed in the mid 80's with a majority of the units being rented to college students. He noted vinyl siding was selected because of its low cost and maintenance and that the existing siding requires staining every three to four years which is expensive. The vinyl siding proposed would improve the looks of the buildings along Route 199.

Mr. Williams stated he visited both properties to examine the cedar siding. He noted the existing siding on the building was in pretty good shape but was concerned with the apparent lack of maintenance as the existing siding did not have much stain to protect it from the elements. He also stated he visited a similar dwelling he purchased new in the 80's with the same type of cedar siding. It was in excellent condition because it had been properly maintained over the years. Mr. Williams asked the applicant if they had looked into using Hardiplank or the liquid siding as alternatives. Mr. Smith noted he had not investigated other materials such as Hardiplank siding because the cost would be too great. He noted a concern with liquid siding because its long term effectiveness was unknown. Mr. Williams noted liquid siding requires the replacement of damaged wood before painting and comes with a 25 year guarantee.

Mr. Williams stated that if the cedar siding had been properly maintained by the Homeowners Associations it would not be a problem now. He noted only about 10% of the wood needed replacing and that vinyl siding is not maintenance free because over time it becomes brittle and cracks. Other Board members concurred with Mr. Williams's assessment of the existing wood and its condition.

Mr. Williams motioned to deny ARB #04-094 & ARB #04-095 to cover the existing wood siding with vinyl siding.

Recorded vote on the motion:

Aye: Mr. Durbin, Mr. Williams, Mr. Walker, Mr. Hertzler and Mr. Watson.
Nay: None.
Absent: Mr. Spence.
Abstain: None.

SIGNS

ARB

**SIGN#04-042 Branscome Communications/1005 Richmond Road –
Freestanding Sign**

Jason Hill, Fine Signs, presented three proposals for Branscome Communications freestanding sign. After a brief discussion the Board agreed that Option B was acceptable if the phone located on the sign was painted green to match the lettering on the sign.

Mr. Williams motioned to approve ARB Sign #04-042 conditioned Option B including the phone being painted green instead of white.

Recorded vote on the motion:

Aye: Mr. Durbin, Mr. Williams, Mr. Walker, Mr. Hertzler and Mr. Watson.
Nay: None.
Absent: Mr. Spence.
Abstain: None.

OTHER

Hardiplank Discussion

A discussion followed on the information submitted for Hardiplank siding. Board members requested staff to supply information on existing siding for all areas in the Architectural Preservation District to enable the Board to make a comprehensive review of the material and its use in the City before making a decision on the use of Hardiplank siding. The Board also requested staff to make a comparison chart for the cost, installation, maintenance, and durability for the different types of wood, cement, and vinyl siding. Mr. Victor Smith, 140 Chandler Court expressed a concern with using Hardiplank siding everywhere in the City and noted that you can purchase good wood siding in the area.

City Council Appeal

Carolyn Murphy updated the Board on the appeal to City Council for the demolition of the dwelling at 604 South Henry Street. She noted additional information was submitted to City Council on the condition of the dwelling and the cost associated with repairing the dwelling resulting in City Council overturning the Board's decision allowing the demolition of the dwelling.

MINUTES - AUGUST 24, 2004

The minutes were approved with an addition as requested by Mr. Durbin.

There being no further business, the meeting adjourned at 7:50 P.M.

Jason Beck
Zoning Officer